

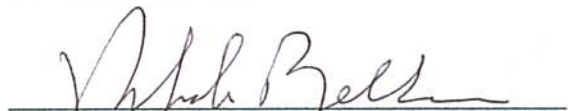
AUTHORIZATION

The undersigned, **VTT, LLC**, a New York limited liability company ("Seller"), acknowledges and agrees as follows:

1. Seller is the owner of certain lots or parcels of land located in the Town of Dryden, County of Tompkins, State of New York, known as 994 Dryden Road, Ithaca, New York 14850, consisting of approximately 4.15 acres (the "Property").
2. Seller and **MAIFLY DEVELOPMENT, LLC**, a Pennsylvania limited liability company ("Buyer") have entered into an Agreement of Sale and Purchase for Commercial Real Estate pursuant to which Seller agreed to convey, and Buyer agreed to purchase, the Property
3. Buyer intends to develop and construct a townhome project on the Property (the "Project").
4. Seller hereby authorizes Buyer to pursue, apply for, negotiate and obtain any and all necessary permits, approvals, authorizations and entitlements necessary or desirable in order to develop and construct the Project; provided, however, that no such permits, approvals, authorizations, and/or entitlements shall be binding on the Seller in the event that the purchase of the Property contemplated by the Buyer is not consummated.
5. Nothing herein shall grant the Buyer authority to bind or otherwise obligate the Seller incur any expense or monetary obligation.


IN WITNESS WHEREOF, and intending to be legally bound hereby, the Seller has executed this Authorization this 15th day of March, 2020.

WITNESS/ATTEST:



NICHOLAS BELLISARIO JR

VTT, LLC, a New York limited liability company

By: 

Name: Crisby Dolan
Title: Member Manager